



Planning & Zoning Board Work Session Minutes

September 26, 2023 at 12:00 p.m.

City Hall | Commission Chambers
401 S. Park Ave. | Winter Park, Florida

Present

Present: David Bornstein, Melissa Vickers, Alex Stringfellow, Michael Spencer, and Vashon Sarkisian.
Absent: Jim Fitch and Warren Lindsey. Staff: Director of Planning and Zoning Jeff Briggs, Senior Planner/Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Transportation Engineer II Hongmyung Lim, and Recording Secretary Mary Bush.

(1) Call to Order

Chairman David Bornstein called the meeting to order at 12:05 p.m.

(2) Discussion Items

Mr. Lewis noted that two lakefront applications with conditions for approval would be on the next P&Z Board meeting agenda for October 3, 2023. Mr. Briggs noted that the Winter Park Commons/Patmos Chapel item would be on the agenda as well. He provided brief details of changes that the applicant had made since the last P&Z Board meeting on September 5, 2023. Discussion ensued and Mr. Briggs noted that he may need the Board to impose a condition of approval for style restrictions on the proposed homes. Brief discussion continued with regard to the project regarding the possibility of on street parking along Capen Avenue.

Mr. Briggs added that the meeting agenda would also include discussion on the Live Local Act. He explained that under the Live Local Act, if someone commits to making 40% of their units as affordable housing then they would be allowed to build to the highest density currently in the city and to the highest height of any zoning allowed within a mile of their site. He also explained that the decision to allow the project would be strictly administrative and the applicant would not be required to demonstrate how they would provide the affordable housing nor would there be any penalties for non-compliance. Mr. Briggs then indicated that there are certain terms in the Act that are not defined as to their meaning as well as other local zoning over-rides that are of concern in the Act. He went on to express that the purpose of the proposed Ordinance is to provide definitions as to the terms used in the Act to avoid legal debates between developers and the City as to the meaning of such terms. He added that the purpose is also to provide an application and certification process with submittal requirements in order to certify that the proposed housing development does provide such affordable housing as required, submits a commitment to doing such, and provides such information or reporting requirements during the operation of the housing development. Brief discussion ensued regarding the highest density and height in the city.

A. Discussion of Comprehensive Plan updates in Chapters 1-3.

Mr. Briggs briefly discussed the second set of Comprehensive Plan updates that would be covered at the October 3rd Planning & Zoning Board meeting. He briefly discussed the updates that included changes regarding City Charter provisions, transfer of development rights, clarification of the floor-area-ratio (FAR) for single-family housing, continuous rows of townhouses with no breaks between them, removal of commercial zoning district reference for Park Avenue and Hannibal Square, square footage guidelines for commercial and Public/Quasi-Public (PQP) zoning, standard median lot sizes on the same block, and affordable housing goals.

Mr. Briggs noted that sites that have two different zonings are usually blended together but the limit of units allowed with the mixed density and blended zoning is not currently specified in the Land Development code, which is why the transfer of development rights are being updated. He went on to note that the Future Land Use (FLU) zoning was updated to clarify that it will automatically revert to the underlying zoning, which is typically some type of residential zoning. Mr. Briggs then spoke about there being no historic designation incentives for lake front lots. He explained that the update would provide a lot split allowance on a lake front

contingent on a historic designation approval and doing a lot split with a non-lakefront lot located toward the street front.

Mr. Briggs then announced that the city had recently adopted a multi-modal transportation impact fee and a transportation master plan. He added that the transportation master plan covers funding and projects for the next 20 years. Brief discussion then ensued with Mr. Lim regarding updates to some of the terms and language used in the policy.

Brief discussion continued regarding affordable housing in the city, paying a fee in lieu of doing affordable housing, methods of compliance for affordable housing, and maintaining the current linkage fee.

Discussion on West Fairbanks Area:

Eric Raasch with Inspired Placemaking Collective consulting firm continued their presentation on the firm's study of new policies to spur redevelopment in the West Fairbanks area. Mr. Raasch provided the Board with a detailed presentation on ways to update the Comprehensive Plan policies. He indicated that there are multiple jurisdictions competing in the area. He also indicated that there are concerns with increased densities and their impacts and infrastructure improvements needed in the area. He noted that the infrastructure improvements responsibility is proposed to be put on each individual sub-district. He then briefly discussed density, explaining a density bonus pool and his firm's analysis of it. He also discussed the specific roads that would need to be improved for developers to access the density bonus pool. He then noted that the full study would be presented and considered at the Planning & Zoning Board meeting scheduled for October 3, 2023, then at the City Commission work session scheduled for October 14, 2023, and then at the City Commission transmittal hearing scheduled for October 25, 2023.

Discussion ensued regarding creating a bonus system for apartment communities outside of the study area and the Live Local Act.

(3) Adjournment

Meeting adjourned at 1:13 p.m.

/s/ Recording Secretary Mary Bush